

**Town of Kinderhook
Planning Board Meeting
3211 Church Street
Valatie, NY 12184**

September 19, 2013

Approved

Minutes

The Meeting of the Town of Kinderhook Planning Board was held on Thursday, September 19, 2013 beginning at 7:02pm at the Kinderhook Town Hall, 3211 Church Street, Valatie, NY. The meeting was called to order by the Chairwoman, Mary Keegan-Cavagnaro. The Roll was taken by the Secretary.

A. Roll Call

Present:

Mary Keegan-Cavagnaro, Chairwoman
Andy Howard, Town Attorney
Patrick Prendergast, Engineer
Peter Haemmerlein
Daniel Weiller
Dale Berlin
Chris Simonsen
William Butcher
Cheryl Gilbert
Nataly Dee, Secretary

Excused:

Guy Rivenburgh
Jake Samascott

Absent:

Mr. Weiller, alternate member, was invited to join for voting purposes.

B. Correspondence

1. Review of Minutes:

August 8, 2013 – Workshop
August 15, 2013 - Meeting

Minutes were tabled pending further review.

C. Public Hearings

1. None

D. Old Business

1. Expert Interior and Exteriors, Inc.: Site Plan Review for Change of Use – 3340 US Route 9

Mr. Peter VanAlstyne addressed the Board. He was contacted by Expert to prepare a site plan for change of use. He distributed plans which were reviewed by the Board. He submitted an application, SEQRA form, and letter of permission to represent. The first issue discussed was the proposed use and how that conforms to the zoning regulations. Initially proposed as a Service Establishment under B1, although after further review it was determined that the definition in the code does not match the intended use. The facility will be used for storage of materials and tools, a few offices, and some vehicles will be parked on site. The site is zoned B1 which encompasses commercial use. It was held that Contractors Yard would not be appropriate to the use or the zoning. It was determined that Business Office would be the proposed use. It was noted that there would be no storage of materials outside the building. The Site Plan Checklist was reviewed. It was noted that there are no significant changes proposed to the site. Dumpster location and screening were shown on the plans. All dimensions and setbacks were indicated on the plans. It was recommended that a handicap parking space be designated. Additional employee parking to the right of the entrance was requested to be shown on the plans. The Department of Transportation has not yet been contacted; referral will be submitted. The issue of landscaping was discussed. It was proposed that small pine trees could be planted in the lawn area.

A motion to set a Public Hearing for Thursday, October 17 at 7:05pm contingent upon modifications to the Site Plan indicating the addition of landscaping, lighting, a note regarding no external storage,

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additional delineated parking, referral to DOT, and referral to County Planning was made by Mr. Berlin. Motion seconded by Mr. Haemmerlein. All in favor. Motion carried; hearing set.

2. Henry Kazer: Major Subdivision - County Route 28

Work in progress; nothing new to report on the project.

3. Former Kinderhook Bank (Owner David Raihofer): Site Plan Review for addition to building
– Ocean State Plaza

No one was in attendance to represent the project.

4. Dollar General: Site Plan Review – US Route 9

No one was in attendance to represent the project.

5. Paul Webber: Minor Subdivision - 347 State Farm Rd corner of Route 28

No one was in attendance to represent the project.

E. New Business

None

F. ZBA Opinions

None

G. Liaisons

1. Village Planning Boards: Ms. Gilbert informed the Board that Village Dodge, located at the intersection of Route 9H and Route 66, is expanding. She also reminded the Board of the upcoming training opportunities.

2. Town Board: Nothing new to report.

3. Comprehensive Plan Review Committee: Nothing new to report.

4. NYSEG Project: Nothing new to report.

H. Other

1. Public Comment

Mr. Mark Browne was present. He serves on the Kinderhook Village Planning Board. He stated that they are contemplating revising the Village Comprehensive Plan.

Motion to adjourn made by Mr. Haemmerlein. Motion seconded by Mr. Berlin. All in favor. Motion carried; meeting adjourned at 8:00pm.

Respectfully Submitted,

Nataly Dee, Secretary